

Technical Review Committee Meeting

Minutes of January 3, 2011

Attendance:

Members Present
Wayne Hamilton
Richard Grant
Bobby Croom
Mike Brookshire
Susan Roderick
Ron Evans
Kevin Johnson

Members Absent
None

Staff Present
Shannon Tuch
Bob Oast
Kim Hamel
Nathan Pennington
Julia Fields
Jennifer Blevins

Chair Tuch opened the meeting at 2:06 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

The TRC voted unanimously to adopt the 12/20/10 meeting minutes as written.

Agenda Item	
Review of the Level II site plan for the project identified as <u>Harris Teeter Store #348</u> located at 136 Merrimon Avenue for construction of a new 45,000 square foot grocery store. The property owner is Jasmine Development, LLC and the contact is Garland Hughes, Jr. The property is identified in the Buncombe County Tax records as PIN 9649.33-7795 Project # 10-7041.	
Staff Comments	Julia Fields oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Gene Hinkle was available for questions and stated that he saw no insurmountable issues in the staff report and that the development team would be working with each department to address all comments.
Public Comment	
Speaker Name	Issue(s)
Dennis Hill, Kathryn McCloud	? Requests to save magnolia tree on site, move building to the northern end of the site and preserve existing walls
Committee Comments/Discussion	
None	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report. Ms. Hamel noted that the developer would need to obtain Tree Commission approval on the Alternative Compliance request for the requested buffer reduction prior to the issuance of the zoning permit.	

Agenda Item
Review of the Conditional Zoning request for the project identified as <u>Ingles Markets, Inc.</u> located at 153 Smoky Park Highway The request seeks the rezoning from HB (Highway Business) district to HB CZ (Highway Business Conditional Zoning) district for the development of a new 104,175 square foot grocery store with associated car wash, gas station and 30,000 square feet of additional retail space. The owner is Ingles Markets, Inc. and the contact is Paul Harrell. The properties are identified in the Buncombe County tax records as PINs 9628.10-0202 and 3908. Project # 10-7038.

Staff Comments	Nathan Pennington oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	<p>Charles Murdock, Preston Kendall, Paul Harrell, Alison Vaughn, Don Whitlow and Steve Ward were available for questions and commented on the following topics:</p> <ul style="list-style-type: none"> ? Would like to add allowance for drive through facilities on outparcels to the modification request ? Request flexibility on façade design pending tenant selection ? Request approval to pour a concrete apron to meet the sidewalk requirement at the pharmacy drive through area ? Asked for clarification on sidewalk – is it necessary to widen the existing 5' sidewalk to meet the 6' minimum width requirement
Public Comment	
Speaker Name	Issue(s)
None	
Committee Comments/Discussion	
<p>Ms. Hamel said that the developer would need to commit to some architectural elements and materials, but that some flexibility in façade design might be possible. She said that staff would discuss that and the other questions raised at today's meeting to determine whether the requested changes could be approved at a staff level or would require modification by City Council.</p> <p>Mr. Croom noted that the developer is required to bring the entire site into compliance with the UDO and Standards and Specifications Manual due to the size of the project. He said Transportation Department staff would discuss whether that means the existing sidewalk must be widened to meet the current requirement.</p> <p>Ms. Roderick stated that the Tree Commission is concerned about the developer's proposal to provide fewer shade trees in the parking lot than required by the ordinance. She also pointed out that the internal pedestrian walkway requirement provides a safer pedestrian connection and would also provide additional area for meeting the internal landscape requirements and prefers it over the alternative sidewalk location that wraps around the perimeter of the property.</p>	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

The meeting was adjourned at 2:45 p.m.